

Hanover County, Virginia

Land Use Map

Legend

	Agricultural
	Rural Village
	Suburban Transitional
	Suburban General
	Suburban High
	Multi-Family
	Commercial
	Multi-Use
	Mixed-Use (LC/HR)
	Mixed-Use (HC/LR)
	Business-Industrial
	Industrial
	Limited Industrial
	Planned Business
	Destination Commerce
	Flood Plain

SE-2-15

Sheehy Auto Stores, Inc.

fence taller than permitted

Commercial Land Use

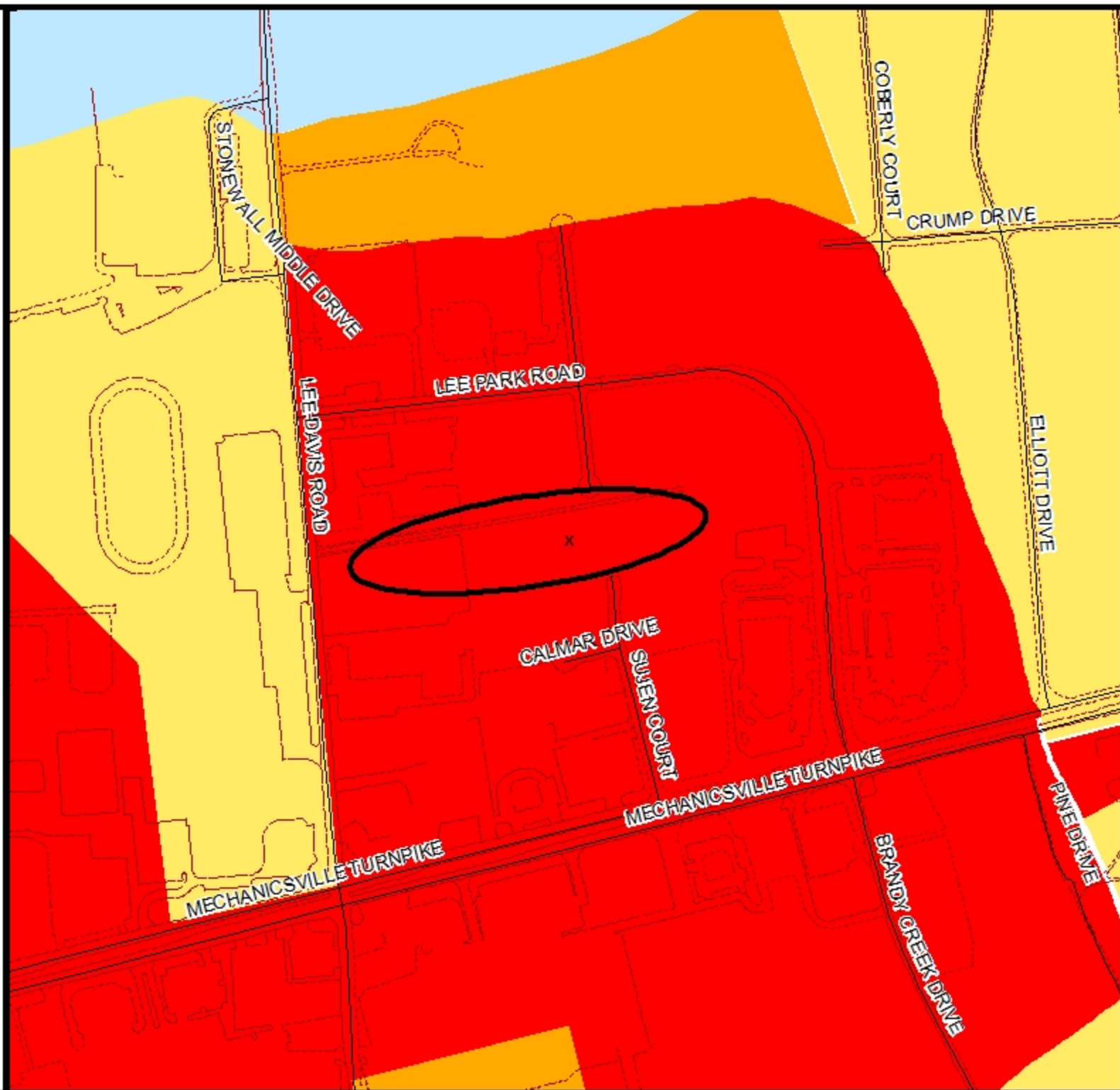
GPIN's: 8714-99-7488 & 8714-99-5533

Henry Magisterial District



1 inch = 400 feet

January 26, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Trees
- Private Road
- Structures
- Parcels

SE-2-15

Sheehy Auto Stores, Inc.

fence taller than permitted

Zoned A-1 (pending B-3)

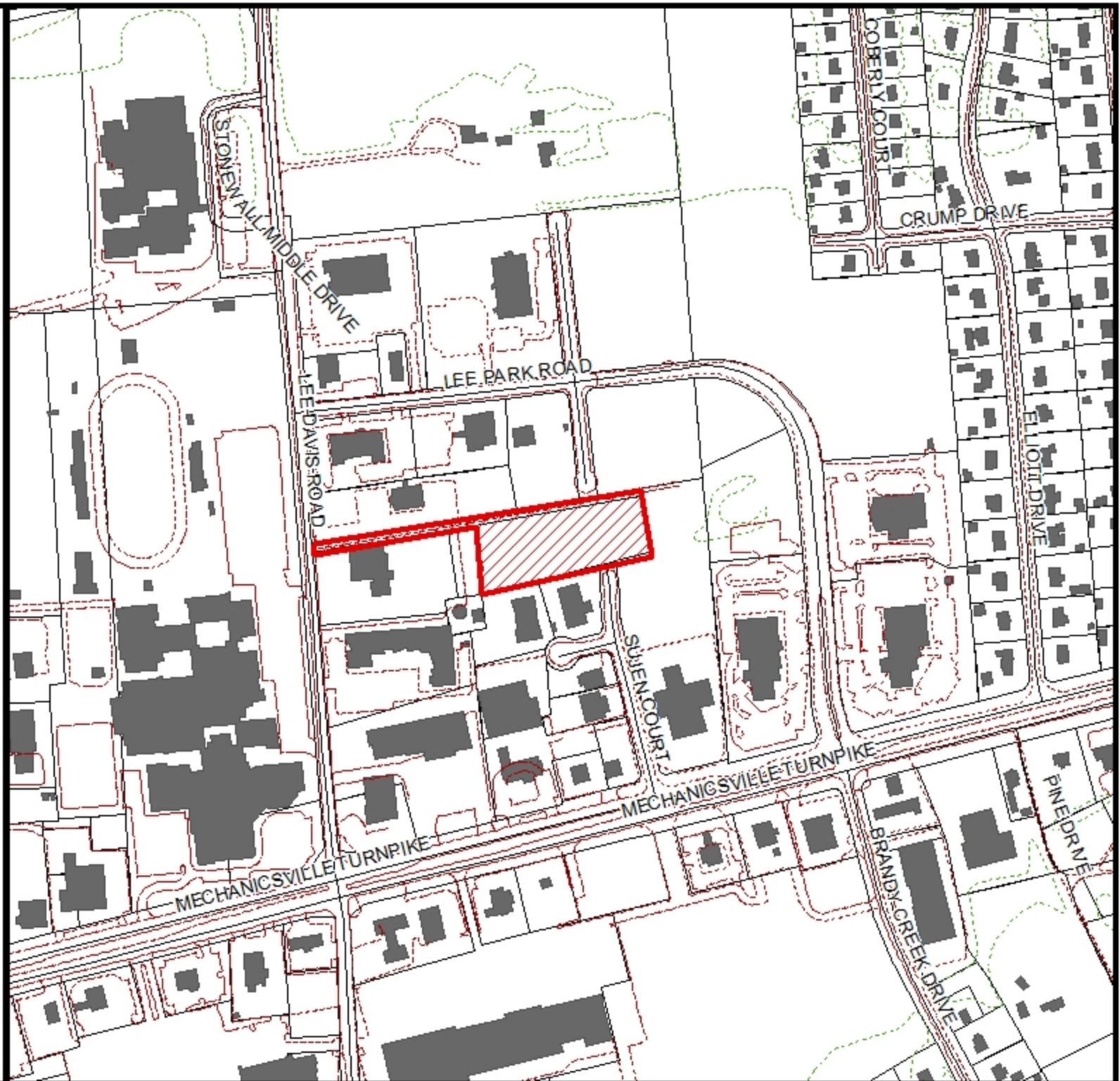
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Henry Magisterial District



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Hanover County, Virginia

Zoning Map

Legend

— Roads	R-4
— Water	R-5
- - - Private Road	R-6
□ Parcels	RM
□ CUP	MX
□ A-1	B-1
□ AR-1	B-2
□ AR-2	B-3
□ AR-6	O-S
□ RC	B-O
□ RS	M-1
□ R-1	M-2
□ R-2	M-3
□ R-3	

SE-2-15

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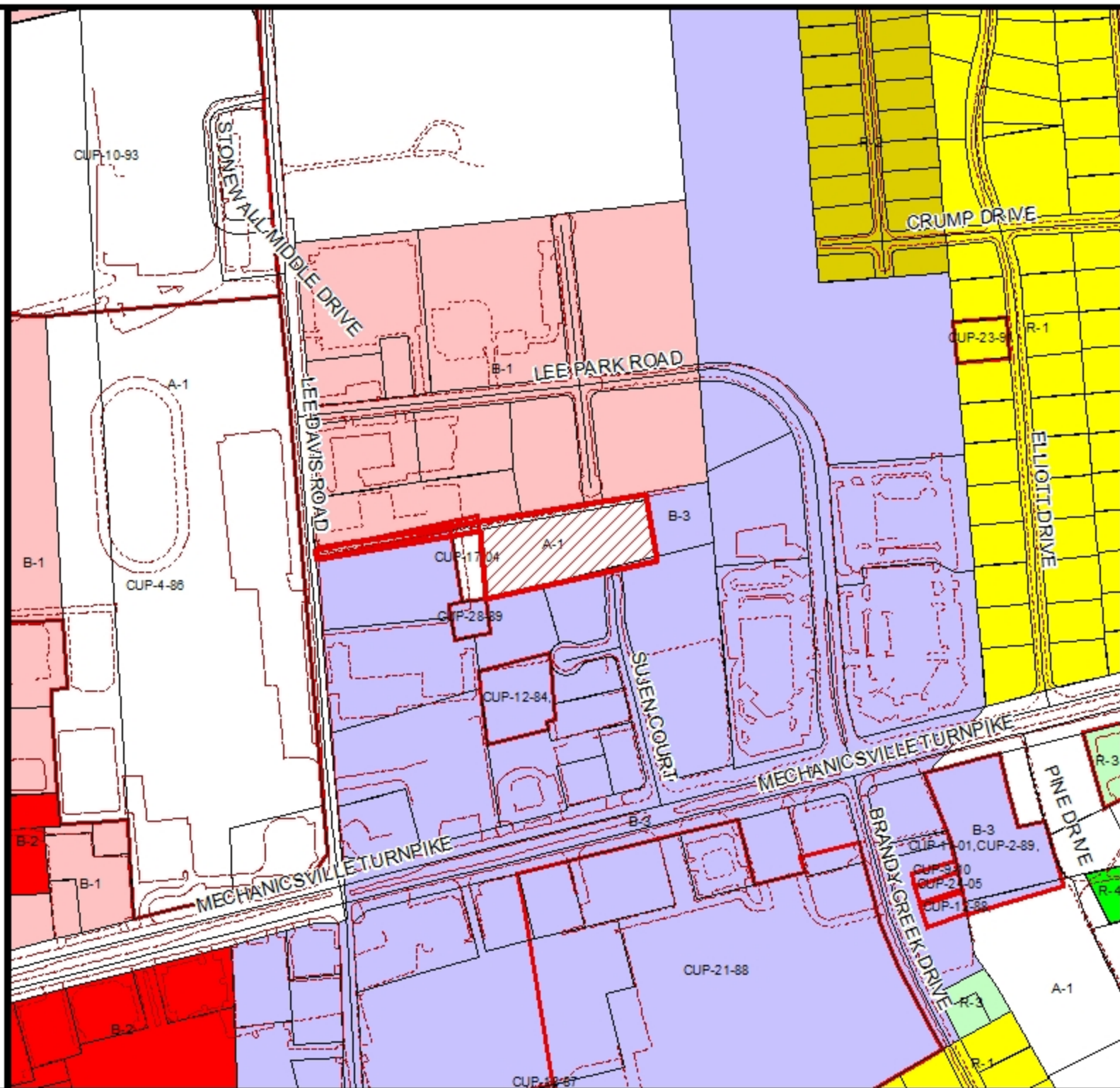
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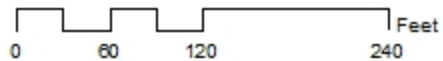
Henry Magisterial District



1 inch = 400 feet

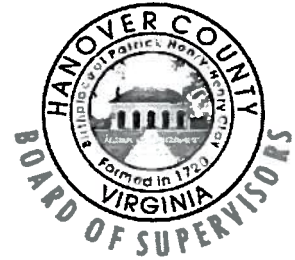
January 26, 2015





SE-2-15, SHEEHY AUTO STORES, INC.

Special Exception Report
Henry Magisterial District
Board Meeting Date: May 27, 2015



Overview

Request	To permit a fence taller than permitted in the front yard
Zoning	A-1, Agricultural District (B-3(c), General Business District with conditions, rezoning pending)
Acreage	2.62 acres
Location	At the terminus of Sujen Court (State Route 1580) approximately 650 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360)
GPINs	8714-99-7488 and 8714-99-5533
General Land Use Plan	Commercial
Major Thoroughfare Plan	Sujen Court and Center Ave – not major thoroughfares
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

This is a request for a Special Exception (SE) to permit a 6' fence, which is 2' taller than permitted in the front yard. This SE is a companion application to C-24-14(c), which is a request to rezone the subject property to B-3(c), General Business District with conditions, to permit a vehicle storage lot accessory to the adjacent automobile sales business. The fence is necessary to screen the vehicle storage lot.

Staff Recommendation

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

A vehicle storage lot must be screened from adjacent properties with either landscaping or a fence at least 6' in height. The applicant has chosen to screen the lot with a fence and has provided a detail that shows the proposed 6' board-on-board fence. The conceptual plan shows the fence running along the perimeter of the parking area with a gate providing access to the automobile sales business (currently Sheehy Nissan). A detail of the proposed 4'tall gate has also been provided. Vehicles will be unloaded onto the lot via Center Avenue. A fence located within the front yard along Center Avenue may be no taller than 4'. The applicant's options include moving the 6' fence back 35' beyond the front yard or applying for this Special Exception.

The continuation of the 6' fence along the right-of-way of the Center Avenue cul-de-sac should not negatively impact the surrounding commercial area.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Sheehy Nissan Vehicle Storage Lot Expansion Conceptual Layout Plan," dated January 5, 2015, revised April 3, 2015, and prepared by Balzer and Associates, Inc., and the sign elevation titled, "Board on Board Plan and Section", date stamped January 23, 2015.

Staff's Recommended Conditions

Staff recommends the following conditions:

1. The fence shall be board-on-board and limited to six (6) feet in height.
2. All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.

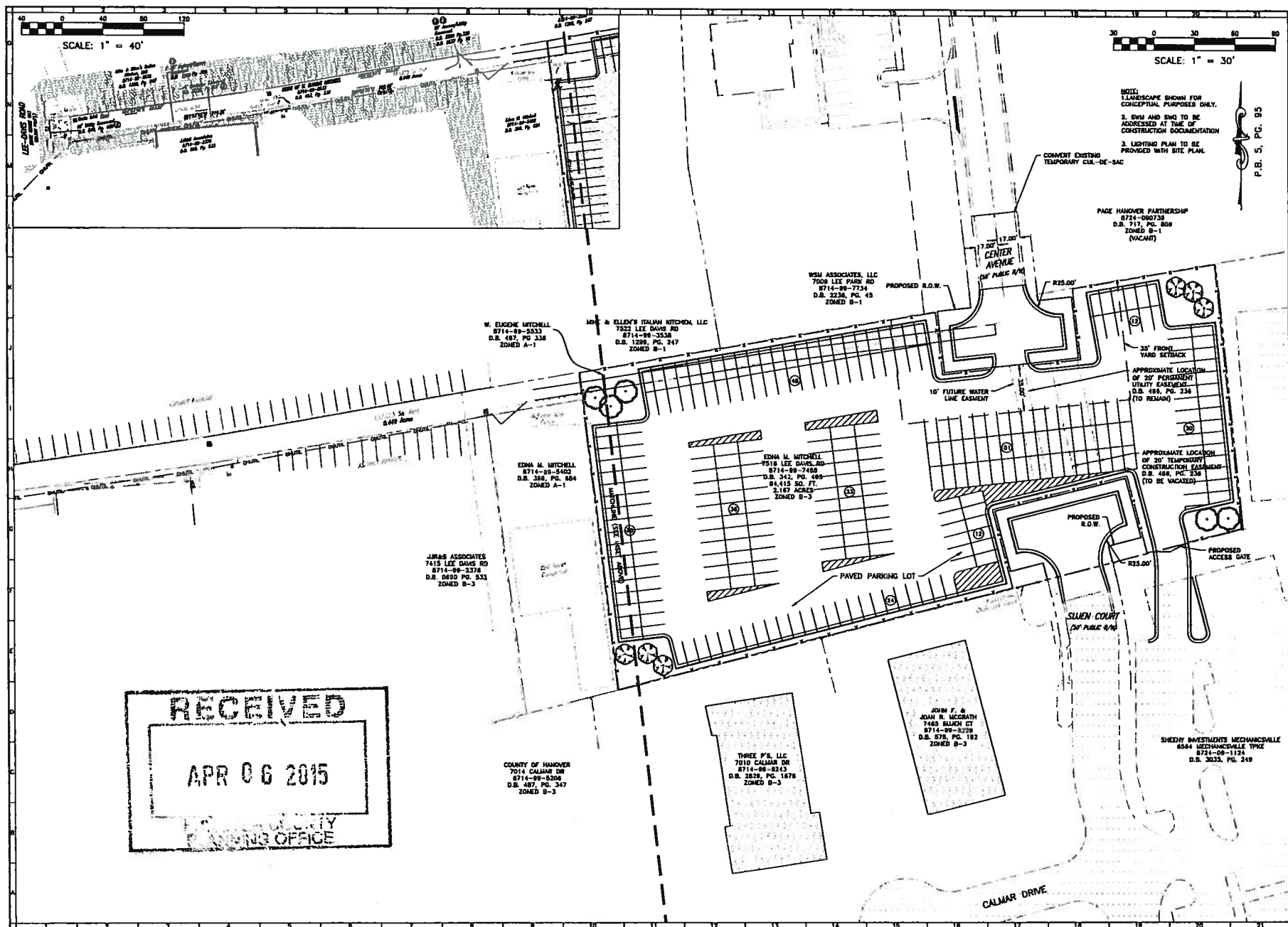
GJWB/sm/HTE

Attachments

- ☒ Maps (land use, vicinity, zoning, aerial)
- ☐ Historical Commission Recommendation
- ☐ County Traffic Study – Exec. Summary
- ☒ Application Materials
- ☐ 527 Traffic Study – Exec. Summary
- ☐ Citizen Correspondence
- ☐ Photographs
- ☒ Elevations/Sketch Plan

Available Upon Request

- ☒ Agency Review Comments
- ☐ County Traffic Study – Full Copy
- ☐ Application – Full Copy
- ☐ 527 Traffic Study – Full Copy



BALZER
AND ASSOCIATES, INC.
REFLECTING TOLLEROW

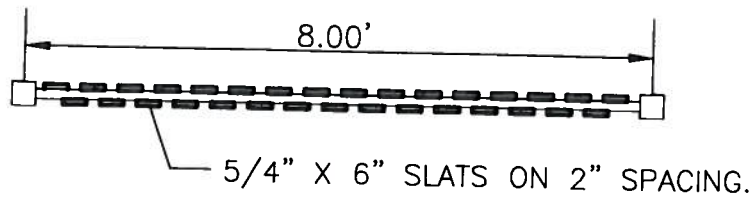
www.balzer.com
Baltimore
New York
Washington
Harrisburg
P.O. Box 200
Millersville, VA 22113
804-794-0571
FAX 804-794-2638

PRELIMINARY ACTION
NOT FOR CONSTRUCTION

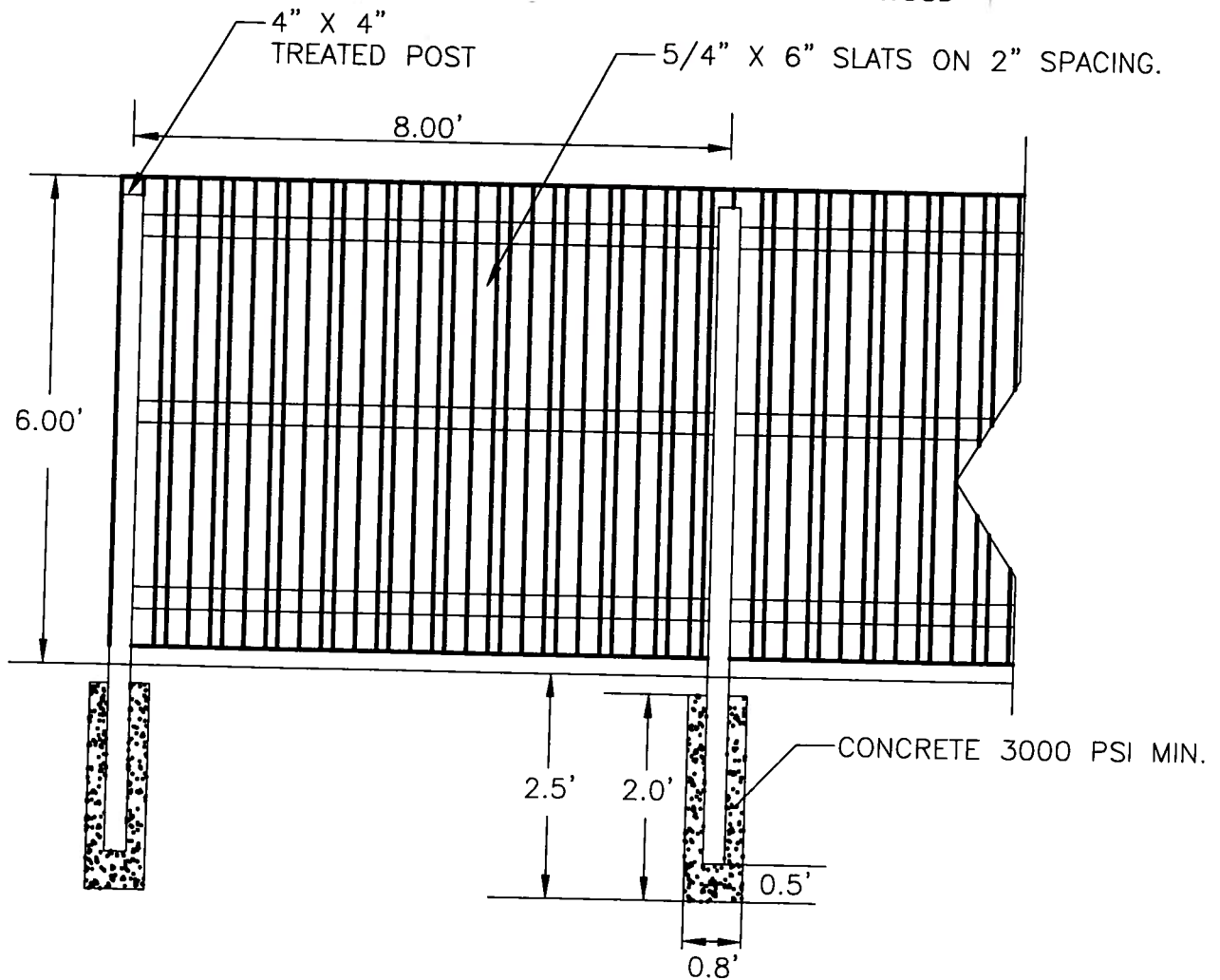
SHEEHY NISSAN
VEHICLE STORAGE LOT EXPANSION
CONCEPTUAL LAYOUT PLAN
HENRY MAGISTERIAL DISTRICT
HANOVER COUNTY, VIRGINIA

DRAWN BY: CWS
DESIGNED BY: CWS
CHECKED BY: CWS
DATE: 1/9/2015
SCALE: 1"=30'

SHEET NO.
C01
JOB NO. C1402881.00



*ALL HARDWARE SHALL BE GALVANIZED
 FENCE POSTS, RAILS AND SLATS SHALL BE PRESSURE TREATED WOOD



BOARD ON BOARD FENCE
 PLAN AND SECTION

